

209 Colonisation, N^o 24

INFORMATION



RESPECTING THE

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EMIGRANTS AND OTHERS,

OF

LOWER CANADA,

ADDRESSED TO

EMIGRANTS AND OTHERS,

IN SEARCH OF

LANDS FOR SETTLEMENT.

SHERBROOKE.

ROBERT ARMOUR, JUN.

1837.



BIBLIOTHEQUE

— DE —

M. L'ABBÉ VERREAU

No.

Classe

Division

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**THE
BRITISH AMERICAN LAND COMPANY,**

INCORPORATED AND ESTABLISHED BY ROYAL CHARTER AND ACT
OF THE IMPERIAL PARLIAMENT FOR THE SALE AND SETTLE-
MENT OF LANDS IN HER MAJESTY'S PROVINCE OF LOWER
CANADA, AND THE OTHER PROVINCES AND THE COL-
ONIES OF BRITISH AMERICA.

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INFORMATION RESPECTING

THE

Eastern Townships of Lower Canada.

THE Lands acquired by the Company, and now offered for sale to Emigrants from the United Kingdom, and to Settlers generally, are situate in the Eastern Townships of Lower Canada; a tract of country which, from its geographical position, from the salubrity of its climate, and from the fertility of its soil, must be considered one of the most eligible situations for settlement within the British dominions in North America. If to these advantages be added, the very *low price* at which Lands can be acquired, and the comparatively small expense to be incurred by the Settler in reaching them, there will remain no doubt as to the correctness of views under which the Eastern Townships are now recommended for the establishment of Emigrants, whether of large or small capital.

The Eastern Townships are situate inland, on the south side of the River Saint Lawrence, and are comprised within the 45th and 47th degrees of north latitude, and the 70th and 73rd degrees of west longitude, their boundaries being the seigniories bordering on the Saint Lawrence and Richelieu Rivers, on the north and west; the line, dividing the Province from the States of Vermont and New Hampshire, on the south; and the River Chaudière on the east. This tract is easily accessible from Quebec, Three Rivers or Montreal, by the several roads from these places, its distance being, in many points, not more than thirty miles from the River Saint Lawrence, while the centre of the country may be reached by a journey of less than seventy miles of land-travelling from the ports at which passengers from Europe are landed. There is also easy communication with New-York, by way of the Hudson River and Lake Champlain, or with Boston, by the great mail route from that place.

The number of Townships is eighty; containing about one hundred square miles, or sixty-four thousand acres each, forming a total of upwards of five million of acres of land. They compose the district of Saint Francis, and parts of the districts of Montreal, Quebec and Three Rivers; and are further divided into the counties of Megantic, Drum-

mond, Missisquoi, Shefford, Stanstead and Sherbrooke. The three last mentioned are those which at present offer the best prospects to the enterprising settler. The counties of Shefford, Stanstead and Sherbrooke, are generally well adapted for cultivation, the waste lands being in very small proportion; and although the features of the country are such as to present the most varied and picturesque scenery, they, in few cases only, prohibit the free use of the plough. The lands are every where well watered by springs and brooks, and several considerable rivers traverse the tract. The Saint Francis and its tributaries, the Nicolet, the Becancour and the Chaudière, with numerous lakes, some of which are of considerable extent, afford their natural advantages at present, and offer the prospect of their being, at a future time, converted into extensive channels of water communication with the sea.

The climate of the Eastern Townships is one of the most healthy of the continent, disease being unfrequent, and the intermittent fevers, so destructive in Upper Canada and parts of the United States, wholly unknown. From Cholera also, this district has been entirely free; no one instance having occurred, although, in the summers of 1832 and 1834, other portions of the Province were visited with great severity. The winter is similar to that of Upper Canada in the degree of cold experienced; but the weather is less changeable, and more snow falls in the course of the season, preserving the ground from the effects of frost, and furnishing excellent roads for the transport of agricultural produce from the most distant and least settled parts of the country. Field-operations commence in April, and are usually continued until December; and both summer and winter are remarkable for the small number of days on which work cannot be performed out of doors.

The soil is generally a loam, in its varieties, with a substratum of gravel; and the surface is everywhere covered with a vegetable mould of some depth, formed from the decayed timber and leaves of the forest, and precluding the necessity of artificial manure for many years. All the crops usually cultivated in Great Britain and Ireland are found to succeed here, and to yield large returns to the farmer. Wheat, Barley, Rye, Oats, Beans, Indian Corn, Turnips, Potatoes, Flax, Clover, Meadow Hay, are all raised in abundance; and the country is naturally adapted for grazing Horned Cattle, Sheep, and horses of the best breeds.

The principal Exports have hitherto been Horned Cattle, Horses, Pork, Butter, Cheese and Pot-ash, the last of which is manufactured by the settler in the progress of clearing his land, affording an early return for his labour, and the means of procuring supplies of provisions and necessaries for continuing his improvements.

The Markets of Quebec and Montreal, either of which is within a very easy distance, offer, in general, a ready sale for all kinds of produce, at the same time that they permit the settler to lay in his stock of clothes, tools, and other articles of home manufacture, at prices, in many instances, lower than those paid in Great Britain.

The Roads communicating with the Eastern Townships, on the side

of the River Saint Lawrence, are three :—the first from Quebec, by St. Nicholas, to Sherbrooke, or to Shipton; the second from Montreal, through Chambly and Granby to Sherbrooke, or from Three Rivers and Port Saint Francis, along the bank of the River Saint Francis, through Drummondville and Melbourne, also to Sherbrooke. The distance from Quebec to Nelson, the first Township reached by that route, is forty miles; from thence to Sherbrooke is eighty miles. From Montreal to Granby is forty-eight miles; thence to Sherbrooke, by the new line, fifty-two miles. From Port Saint Francis to Wendover, the distance is thirty miles; from thence to Melbourne twenty-seven; thence to Sherbrooke twenty-four miles. On the two last routes mail stages ply twice-a-week, carrying passengers for about threepence per mile, including a portion of luggage; but waggons and carts may be procured for the conveyance of families and heavy luggage, at much more reasonable rates. A cart to carry eight hundred weight may generally be engaged for two pounds, for the whole distance from Port Saint Francis to Sherbrooke, or at the rate of five shillings per hundred weight. These rates are expected to be very much reduced; and such measures are proposed to be taken as will secure Emigrants, proceeding to the Company's Lands, from deception and fraud upon the road.

With the view of providing a Port for the Eastern Townships, at the point most eligible for the landing of passengers and goods, and for the exportation of the productions of the country, the Company have commenced the erection of Wharves, Stores, and Houses for the reception of Emigrants, together with a large Inn, Blacksmith's Shops, &c. at Port *St. Francis*, situate on the south side of the St. Lawrence, and at the distance of nine miles from Three Rivers. Vessels from sea, and the steam boats plying between Quebec and Montreal, may land passengers and luggage at this place, with great facility and with the shortest possible detention. Houses have been provided for affording temporary shelter to such families as may land here on their way to the Company's Lands; and means will thus be furnished of making their arrangements for the performance of the remainder of the journey, without being subjected to extra expense. An Inn is already established, and further accommodations will shortly be afforded at this place, for the better class of settlers.

Emigrants proposing to proceed to the Eastern Townships, are recommended to land at Port *St. Francis*, as the most convenient point to proceed inland, otherwise they may reach that place from Quebec by steamboat in twelve hours. From Port *St. Francis* they will take either the stages or other conveyances by land to *Sherbrooke*, or to any other part of the country. The road will be found generally good, and much superior to those in other parts of the Province. Inns will be met with at convenient distances, affording excellent accommodation at reasonable charges, and the means of conveyance can be procured at almost every point.

The whole expense for the conveyance of an ordinary family, con-

sisting of two adults, and three or four children, with a full allowance of luggage, from Port *St. Francis* to *Sherbrooke*, may be estimated at two pounds ten shillings, or ten dollars, and the time employed in performing that distance, at between two and three days.

By an arrangement with His Majesty's Government, the sum of Sixty thousand pounds is to be expended by the Company in public works and improvements, in the part of the country in which their Lands are situate. These public works will be principally Roads, Bridges, Canals, &c. all of which will afford employment to the industrious settler, and enable him from his first arrival, to provide a support for his family, and to lay by a sufficient sum for the purchase of such Land as he may desire. In addition to this outlay, and that for the extensive works at Port Saint Francis, the Company must annually expend a large sum in rendering their Lands accessible, and thus every security is offered, that the Eastern Townships must, in a short period, be very materially advanced in settlement, and consequently in the value of their Lands: and that, in the mean time, the industrious man of small property, will find the most ample means of procuring employment, and eventually of rendering himself independent.

The Company's property is divided into three Classes; one of which comprehends detached Lots of wild Land, in the Townships which are already partially settled. These are recommended to Emigrants and other persons, desirous of establishing themselves in situations affording advantages of Society, Churches, Mills, Schools, and Roads already formed; while to such as are possessed of sufficient Capital, are offered a large number of Cleared and Cultivated Farms, with Buildings, Fences, and other requisites for proceeding at once with a proper system of husbandry. The Company have also several Grist and Saw Mills, and Mill Sites for sale in different parts of the country, offering the most advantageous investment for Capital, whether of great or small extent. The extent of the Lots is generally two hundred acres, but any quantity of Land may be purchased from fifty acres upwards. The Townships containing the Company's detached Lots and Farms best deserving of attention at present, are Ascot, Eaton, Compton, Orford, Brompton, Melbourne and Shipton, in the County of Sherbrooke; Stanstead, Barnston, and Hatley, in the County of Stanstead; and Milton, Granby, Shefford and Stukely, in the County of Shefford. The prices of Land must naturally vary according to situation and the qualities of the several Lots, in relation to soil and natural advantages; but they are proposed to be regulated on as low a scale as possible, Five shillings per acre being the rate at which Lands in ordinary situations may be purchased; those in the neighborhood of the principal Roads, on the banks of streams or having the command of water power, being of course rated in proportion. The value of the improved Farms must also vary according to the extent of the Clearings and Buildings, in some cases it will be found so low as two pounds per acre. In addition to the establishment of very moderate prices, the Company have

resolved to afford to purchasers the most liberal terms of credit for their payments. One fifth to one fourth, only, of the amount of a purchase will be required in hand, and the remainder will be divided into six instalments, one of which will be payable annually, with interest at the legal rate of the Province.

The remainder of the Company's Property consists, in the *Saint Francis Territory*, a Block of Land, situate in the County of Sherbrooke, and containing Six Hundred and Twenty-six Thousand Acres. The arrangements for preparing this extensive tract for the admission of settlers, have been framed solely with the view of securing its rapid advancement and population. The Company, having the sole superintendence of its establishment, are disposed to afford every facility for its being rendered accessible by the opening of Roads, the building of Bridges and Mills, and the execution of other undertakings necessary in a new country, as well as by encouraging the establishment of Inns, and regular conveyances for settlers and their luggage. The natural features of the country are attended to in the survey and disposition of the lots for sale; and the advantages afforded by the neighbourhood of Roads, Streams or Lakes, are, as far as possible, equally apportioned. Such regulations also are adopted, as will secure the formation of continuous Settlements, uninterrupted by the occurrence of Tracts of Wild Land, so much complained of in other Districts as arresting the progress of improvement. These arrangements, and the share of public improvements naturally expected to be performed within the *St. Francis Territory*, will no doubt shortly render it one of the most flourishing parts of the country, and produce a vast advance in the present value of its Lands.

The extent of purchases, as in the detached lots, will be from fifty acres upwards, and the price is for the present fixed at ten shillings currency, per acre, payable one fifth in hand, and the remainder in six instalments, with interest. These terms will afford to the poorest settler, the means of acquiring a sufficient extent for forming a Farm, the first payment on the purchase of fifty acres, amounting to only Five Pounds, and the annual instalment, to Three Pounds Six Shillings and eight pence, with interest; the whole being paid within six years.